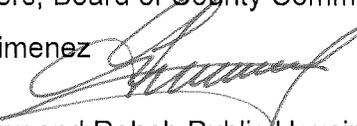


Memorandum



Date: April 17, 2013
To: Honorable Rebeca Sosa, Chairwoman
And Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Status of New and Rehab Public Housing Units

At the November 15, 2012 Economic Development and Social Services (EDSS) Committee meeting, a request was made by Commissioner Bruno A. Barreiro and you that staff address the following:

- Ensure that the District Commissioners of the subject property are kept informed of the progress of this project, and allow developers to provide input; and
- Provide the Board of County Commissioners (Board) with information on the entity that will manage the properties referenced in Resolution No. R-1020-12 and the relocation plan for the residents.

The following update is provided by the Public Housing and Community Development Department (Department):

Public Housing and Community Development will provide adequate notice to the respective district commissioner of upcoming resident meetings, when applicable. In fact, several commissioners and their staff have already attended some meetings. Additionally, the Department will begin to provide periodic reports to the Board upon request.

During April 2012, the Department scheduled meetings with residents of all occupied development sites awarded by the Board as part of the Request for Proposal No. 794 and met periodically with residents of developments that were awarded the nine percent (9%) tax credits by the Florida Housing Finance Corporation in the 2012 Low-Income Housing Tax Credit Universal Cycle. The developments are South Miami Plaza, Stirrup Plaza, Joe Moretti (Brickell site only), Dante Fascell, Green Turnkey, and Jack Orr Plaza. Meetings were held to review all aspects of the development process and receive input from the residents.

In September 2012, initial resident meetings were conducted to discuss temporary relocation for residents of South Miami Plaza, Stirrup Plaza, and Dante Fascell. Residents of Joe Moretti will not be temporarily relocated, since they will move to the new building upon completion of the project. Residents of Green Turnkey and Jack Orr Plaza will have these meetings at a later date since the schedule for these projects is several months behind the other projects. In November 2012, detailed relocation plans were discussed with the residents from South Miami Plaza, Stirrup Plaza and Dante Fascell in resident meetings. Additionally, prior to each phase of the relocation process (generally 6-10 units at time), a relocation meeting is held with residents just prior to their relocation. Attached are relocation plans for South Miami Plaza, Stirrup Plaza, and Dante Fascell which were distributed to residents in January 2013.

The property manager for South Miami Plaza, Stirrup Plaza, Dante Fascell and Jack Orr Plaza is TRG Management Company of South Florida, an affiliate of RUDG, LLC, the developer. The property manager for Green Turnkey is Carlisle Property Management, Inc. These management companies were identified in the Master Development Agreement (Section 7-Property Management Responsibilities) which was attached to Resolution R-1020-12. In March 2013, meetings were held with residents of

Honorable Chairwoman Rebeca Sosa
And Members, Board of County Commissioners
Directive No. 122287 re Rehab and New Public Housing Units
Page 2 of 2

South Miami Plaza, Stirrup Plaza, and Dante Fascell to provide information on the management company, which would be taking on the management responsibilities of these revitalized developments. Property management meetings at Joe Moretti, Jack Orr Plaza and Green Turnkey will be held at later dates, consistent with project schedules.

Construction is ongoing at South Miami Plaza, Stirrup Plaza, Joe Moretti, and Dante Fascell. The construction for Green Turnkey and Jack Orr Plaza is expected to begin within the next three months. The Department maintains close communication with the developers and the new management team, to address ongoing management and construction-related issues.

Should you have any questions or require additional information/clarification regarding this response, please feel free to contact Gregg Fortner at 786-469-4106.

Attachment

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Charles Anderson, Commission Auditor



January 29, 2013

Dear Residents of Dante Fascell Apartments:

As a follow-up to ongoing and previous site meetings, this letter serves to confirm this community will have a major rehabilitation of all 151 units. As you know, work has already started. The newly renovated units will feature many new upgrades. Following the rehabilitation, all 151 units will remain as public housing units subsidized by HUD through Miami-Dade Public Housing and Community Development (PHCD).

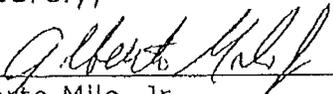
In order to accomplish this rehabilitation with minimal disruption to each of you, we plan to work on the units in "stacks" or vertical lines. The renovations will start in the North Wing, followed by the South Wing. During the time that your unit is being renovated it will be necessary to temporarily relocate you to another location which may include an off-site unit. We anticipate that the time period of temporary relocation will be approximately 45 days to 60 days.

During our meetings with residents, many of you expressed a desire to stay with relatives or friends to minimize the disruption to your daily lives. We are happy to work with residents who make this choice by reimbursing you for the storage of your belongings and/or for the cost of moving belongings to the unit where you will be temporarily relocating. If you prefer to temporarily relocate to an off-site location, we will identify a unit for you to move to on a temporary basis. Under this option, we will also make arrangements to reimburse you for the cost to store or move your belongings.

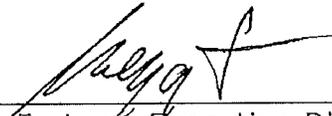
Once your unit has been renovated, the vast majority of residents will be returned to the same unit. There will be a small number of people asked to switch units based upon the need to provide accessible units and bring the community up to current accessibility standards. We will do our best to minimize the number of units that are changed. When the renovation is complete, everyone will be returned to a newly renovated unit. No one will be displaced from this community because of this project.

Enclosed please find the Relocation Plan. If you have any questions or concerns, please contact Betty Gutierrez at (305) 533-0023 for assistance. Thank you for your continuing participation and input during this process.

Sincerely,



Alberto Milo, Jr.
Dante Fascell
Preservation, LLC



Gregg Fortner, Executive Director
Miami-Dade Public Housing
and Community Development

**General Summary of Proposed Improvements for
Dante Fascell**

RELOCATION PLAN

Dante Fascell Preservation

Location: 2929 NW 18th Avenue Folio No.: 01-3127-081-0010

The scope of work is the major rehabilitation of 151 existing public housing units. The project is comprised of one, six-story residential building. The unit mix is made up of 1 bedroom / 1 bathroom units.

The units will be renovated in multiple phases consisting of one vertical line (stack) of units per phase. The renovation is scheduled to start in the North Wing. Once all unit renovations are completed in the North Wing, the South Wing renovations will commence immediately thereafter. Each phase is scheduled to start and finish in sequential order over 45 to 60 day periods, which may overlap. During each 45 to 60 day period the respective residents will be relocated temporarily to a comparable location.

1. Minimizing of Temporary Relocation and Relocation Schedule:

We will complete the rehabilitation on a floor by floor basis, re-locating residents to temporary housing while the rehabilitation of each unit occurs. During our meetings with the residents, many of you have expressed a desire to minimize the impact of relocation by asking if you can live with relatives or friends during the temporary relocation time period. We are committed to minimizing the impact of relocation and will offer this option to residents. If a resident prefers not to be temporarily relocated with relative or friends, residents will be either relocated to a comparable apartment unit or to a hotel, depending upon the availability of units. We will make those arrangements for you and help facilitate your move and your return home when the work is completed.

Below is our current estimated relocation schedule for this community:

Relocation Schedule (by Unit Lines/Stacks)

North Wing

Phase 1 - Unit lines 14 thru 17 - Floors 1 thru 6 - 24 units - 45 days
1st Floor includes units 114 thru 117 01/07/13 to 03/04/13

Phase 2 - Unit lines 18 thru 21 - Floors 1 thru 6 - 24 units - 45 days
1st Floor includes units 118 thru 121 03/04/13 to 04/30/13

Phase 3 - Unit lines 22 thru 26 - Floors 1 thru 6 - Total 25 units - 45 days
1st Floor includes unit 122 04/30/13 to 06/28/13

South Wing

Phase 4 - Unit lines 9 thru 13 - Floors 1 thru 6 - 30 units - 45 days
1st Floor includes units 109 thru 113 06/28/13 to 08/26/13

Phase 5 - Unit lines 5 thru 8 - Floors 1 thru 6 - 24 units - 45 days
1st Floor includes units 105 thru 108 08/26/13 to 10/24/13

Phase 6 - Unit lines 1 thru 4 - Floors 1 thru 6 - 24 units - 45 days
1st Floor includes units 101 thru 104 10/24/13 to 12/23/13

The vast majority of the residents will be returning to the same unit that he or she occupied prior to the temporary relocation. However, in very limited circumstances a unit number may change due to changes necessitated by compliance with accessibility requirements for persons with disabilities. All residents will have a unit to return to at the end of the temporary relocation period. It is the intent of this project that that no tenant will be permanently displaced from the property as a result of the renovation.

2. Consultation with Residents/Determination of Needs:

The Developer and PHCD have already had several meetings with residents in order to determine their needs during the temporary relocation period. Residents have been provided with a questionnaire to assist in identifying the special needs of each resident.

Each resident will get an Individualized General Information Notice and Notice of Non-Displacement explaining the estimated time frame that temporary relocation will occur and confirming that the displacement is only temporary. No one will be displaced by this renovation project.

Meetings will continue to be held with the residents to ensure that the temporary relocation minimizes the disruption of the daily lives of the residents.

3. Relocation Options:

Residents will be temporarily relocated to the Rodeway Inn, located at 1050 N.W. 14th Street Miami, FL 33136. If you prefer, you may also choose to relocate with your family and/friends during this temporary period.

4. Commonly Asked Questions:

During the course of our resident meetings there are several questions that are of common concern to the residents. The answers to those questions appear below:

MOVING SCHEDULE

Q: When will I have to move to the temporary location?

A. Residents can expect to move to the temporary location in accordance with the schedule indicated in Item # 1-Minimizing Temporary Relocation and

Relocation Schedule. If there are any changes to this schedule, residents will be notified of the revised date(s) for temporary relocation as soon as a new date can be confirmed.

RENT

Q: Do I have to pay rent at the temporary off-site relocation unit?

A: No you will not be required to pay rent at the temporary off-site relocation unit.

Q: Do I have to pay rent at my residence while I am residing at the temporary off-site relocation unit?

A: We have determined that because so many residents have their rent paid by direct deposit, that it is costly and burdensome to the residents to stop that process. Therefore, you will be reimbursed by the Developer for the total amount of rent charged to you during your stay at the temporary location. Reimbursement will occur approximately within 21 days after the receipt of your claim for reimbursement.

UTILITIES

Q: Do I have to pay for my utilities at the temporary off-site relocation unit?

A: No, you will not be required to pay for utilities at the temporary off-site location.

Q: Do I have to pay for utilities at my residence while I am residing at the temporary off-site relocation unit?

A: You may request that your cable, phone or Internet provider temporarily suspend your service while you are residing at the temporary off-site relocation unit. Any suspension or reconnection costs incurred will be reimbursed by the Developer.

PACKING and MOVING: (applicable to both moving to and from the temporary off-site relocation unit)

Q: Do I have to pack my own belongings?

A: Most residents prefer to pack their own belongings, but if you are unable to pack your own belongings and/or need assistance packing we will make assistance available to you. However, it should be noted that all valuables must be packed and unpacked by you, or your authorized representative.

Q: Do I have to move my own belongings?

A: We will be providing you with fully paid access to reputable and insured moving companies to assist you in moving your belongings to storage or to the temporary off-site location. If you choose to move yourself, you may make a claim to be reimbursed for the cost of those moving expenses based on amounts set forth in the Uniform Relocation Act.

STORAGE:

Q: Will storage units be provided if I choose not to move all of my belongings to the temporary off-site relocation unit?



January 29, 2013

Dear Residents of StIRRup Plaza:

As a follow-up to ongoing and previous site meetings, this letter serves to confirm this community will have a major rehabilitation of all 100 units. As you know, work has already started. The newly renovated units will feature many new upgrades. Following the rehabilitation, all 100 units will remain as public housing units subsidized by HUD through Miami-Dade Public Housing and Community Development (PHCD).

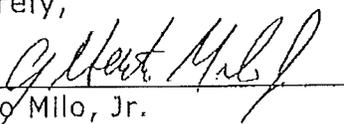
In order to accomplish this rehabilitation with minimal disruption to each of you, we plan to work on the units in six phases, one floor at a time, starting at the top floor and working our way down. During the time that your unit is being renovated it will be necessary to temporarily relocate you to another location which may include an off-site unit. We anticipate that the time period of temporary relocation will be approximately 45 days to 60 days.

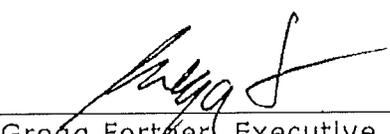
During our meetings with residents, many of you expressed a desire to stay with relatives or friends to minimize the disruption to your daily lives. We are happy to work with residents who make this choice by reimbursing you for the storage of your belongings and/or for the cost of moving belongings to the unit where you will be temporarily relocating. If you prefer to temporarily relocate to an off-site location, we will identify a unit for you to move to on a temporary basis. Under this option, we will also make arrangements to reimburse you for the cost to store or move your belongings.

Once your unit has been renovated, the vast majority of residents will be returned to the same unit. There will be a small number of people asked to switch units based upon the need to provide accessible units and bring the community up to current accessibility standards. We will do our best to minimize the number of units that are changed. When the renovation is complete, everyone will be returned to a newly renovated unit. No one will be displaced from this community because of this project.

Enclosed please find the Relocation Plan. If you have any questions or concerns, please contact Betty Gutierrez at (305) 533-0023 for assistance. Thank you for your continuing participation and input during this process.

Sincerely,


Alberto Milo, Jr.
StIRRup Plaza Preservation
Phase One, LLC


Gregg Fortner, Executive Director
Miami-Dade Public Housing
and Community Development

**General Summary of Proposed Improvements for
Stirrup Plaza**

RELOCATION PLAN

Stirrup Plaza

Location: 3150 Mundy Street, Miami, Florida
Folio No.: 01-4121-006-0330 and Folio No.: 01-4121-005-0010

The scope of work is the major rehabilitation of 100 existing public housing units for seniors. The project is comprised of one residential building that is six stories high. The unit mix is made up of 1 bedroom / 1 bathroom units.

The units will be renovated in multiple phases consisting of one floor per phase. Each phase is scheduled to start and finish in sequential order over 45 to 60 day periods and will not overlap. During each 45 to 60 day period, the respective residents will be relocated temporarily to a comparable location.

1. Minimizing of Temporary Relocation and Relocation Schedule:

We will complete the rehabilitation on a floor by floor basis, re-locating residents to temporary housing while the rehabilitation of each unit occurs. During our meetings with the residents, many of you have expressed a desire to minimize the impact of relocation by asking if you can live with relatives or friends during the temporary relocation time period. We are committed to minimizing the impact of relocation and will offer this option to residents. If a resident prefers not to be temporarily relocated with relative or friends, residents will be either relocated to a comparable apartment unit or to a hotel, depending upon the availability of units. We will make those arrangements for you and help facilitate your move and your return home when the work is completed.

Below is our current estimated relocation schedule for this community:

Relocation Schedule (by Floor)

| | | |
|-----------------|---------------------------------------|-----------------------------|
| Phase 1: | 6th Floor - 12 units - 45 days | 01/22/13 to 03/19/13 |
| Phase 2: | 5th Floor - 20 units - 45 days | 03/19/13 to 05/16/13 |
| Phase 3: | 4th Floor - 20 units - 45 days | 05/16/13 to 07/15/13 |
| Phase 4: | 3rd Floor - 20 units - 45 days | 07/15/13 to 09/12/13 |
| Phase 5: | 2nd Floor - 20 units - 45 days | 09/12/13 to 11/08/13 |
| Phase 6: | 1st Floor - 8 units - 45 days | 11/08/13 to 01/13/14 |

The vast majority of the residents will be returning to the same unit that he or she occupied prior to the temporary relocation. However, in very limited circumstances a unit number may change due to changes necessitated by compliance with accessibility requirements for persons with disabilities. All residents will have a unit to return to at the end of the temporary relocation

period. It is the Intent of this project that no tenant will be permanently displaced from the property as a result of the renovation.

2. Consultation with Residents/Determination of Needs:

The Developer and PHCD have already had several meetings with residents in order to determine their needs during the temporary relocation period. Residents have been provided with a questionnaire to assist in identifying the special needs of each resident.

Each resident will get an individualized General Information Notice and Notice of Non-Displacement explaining the estimated time frame that temporary relocation will occur and confirming that the displacement is only temporary. No one will be displaced by this renovation project.

Meetings will continue to be held with the residents to ensure that the temporary relocation minimizes the disruption of the daily lives of the residents.

3. Relocation Options:

Residents will be temporarily to the Best Miami Hotel located at 5959 S.W. 71 Street South Miami, FL 33143. No resident will be separated from a pet due to the temporary relocation. If you prefer, you may also choose to relocate with your family and/friends during this temporary period.

4. Commonly Asked Questions:

During the course of our resident meetings there are several questions that are of common concern to the residents. The answers to those questions appear below:

MOVING SCHEDULE

Q: When will I have to move to the temporary location?

A: Residents can expect to move to the temporary location in accordance with the schedule indicated in Item # 1-Minimizing Temporary Relocation and Relocation Schedule. If there are any changes to this schedule, residents will be notified of the revised date(s) for temporary relocation as soon as a new date can be confirmed.

RENT

Q: Do I have to pay rent at the temporary off-site relocation unit?

A: No you will not be required to pay rent at the temporary off-site relocation unit.

Q: Do I have to pay rent at my residence while I am residing at the temporary off-site relocation unit?

A: We have determined that because so many residents have their rent paid by direct deposit, that it is costly and burdensome to the residents to stop that

process. Therefore, you will be reimbursed by the Developer for the total amount of rent charged to you during your stay at the temporary location. Reimbursement will occur approximately within 21 days after the receipt of your claim for reimbursement.

UTILITIES

Q: Do I have to pay for my utilities at the temporary off-site relocation unit?

A: No, you will not be required to pay for utilities at the temporary off-site location.

Q: Do I have to pay for utilities at my residence while I am residing at the temporary off-site relocation unit?

A: You may request that your cable, phone or internet provider temporarily suspend your service while you are residing at the temporary off-site relocation unit. Any suspension or reconnection costs incurred will be reimbursed by the Developer.

PACKING and MOVING: (applicable to both moving to and from the temporary off-site relocation unit)

Q: Do I have to pack my own belongings?

A: Most residents prefer to pack their own belongings, but if you are unable to pack your own belongings and/or need assistance packing we will make assistance available to you. However, it should be noted that all valuables must be packed and unpacked by you, or your authorized representative.

Q: Do I have to move my own belongings?

A: We will be providing you with fully paid access to reputable and insured moving companies to assist you in moving your belongings to storage or to the temporary off-site location. If you choose to move yourself, you may make a claim to be reimbursed for the cost of those moving expenses based on amounts set forth in the Uniform Relocation Act.

STORAGE:

Q: Will storage units be provided if I choose not to move all of my belongings to the temporary off-site relocation unit?

A: Yes, we will pay to store your belongings and a licensed and insured moving company will store at their storage location. Stored items will not be accessible during the relocation period.

Q: Will packing supplies be provided for us to pack?

A: Yes, these will be supplied to you.

MEALS:

Q: Will there be a kitchen in my temporary unit?

A: There may be kitchens in some temporary units. All temporary units without kitchens will be equipped with a microwave and a small refrigerator. It is anticipated that meals

will be served on site for those residents who have a meal plan or who do not have full kitchens. Meals will be served at designated times.

PETS:

Q: Will I be allowed to keep my pet with me?

A: Yes, if you currently have on your lease a pet registered with the County, you will be able to relocate with your pet.

ACTIVITIES & MAIL:

Q: Will I still be able to participate in activities at the community when I am in the temporary unit?

A: Yes, we will provide transportation to and from the temporary off-site relocation units and the community so that you are able to continue to participate in scheduled activities.

Q: Will there be Internet service in the temporary off-site unit?

A: Internet Service will be provided if it is available at the off-site location.

Q: How will I be able to get my mail?

A: Transportation will be provided to the community from the temporary relocations units not less than twice weekly to allow residents to pick up their mail.

SPECIAL NEEDS:

Q: What if I have special medical needs or concerns about being relocated to a temporary off-site relocation unit?

A: If you have special medical needs or concerns, please let us know what they are and we will do our best to accommodate those concerns.

Conclusion:

Our primary goal is to minimize the disruption to your daily lives. We are committed to working closely with each of you to ensure a smooth transition during the temporary relocation process. Please do not hesitate to contact Betty Gutierrez at (305) 533-0023 with your concerns and questions. We will respond promptly to all inquiries.



January 29, 2013

Dear Residents of South Miami Plaza:

As a follow-up to ongoing and previous site meetings, this letter serves to confirm this community will have a major rehabilitation of all 97 units. As you know, work has already started. The newly renovated units will feature many new upgrades. Following the rehabilitation, all 97 units will remain as public housing units subsidized by HUD through the Miami-Dade Public Housing and Community Development Department (PHCD).

In order to accomplish this rehabilitation with minimal disruption to each of you, we plan to work on the units one floor at a time, starting at the top floor and working our way down. During the time that your unit is being renovated it will be necessary to temporarily relocate you to another location which may include an off-site unit. We anticipate that the time period of temporary relocation will be approximately 45 days to 60 days.

During our meetings with residents, many of you expressed a desire to stay with relatives or friends to minimize the disruption to your daily lives. We are happy to work with residents who make this choice by reimbursing you for the storage of your belongings and/or for the cost of moving belongings to the unit where you will be temporarily relocating. If you prefer to temporarily relocate to an off-site location, we will identify a unit for you to move to on a temporary basis. Under this option, we will also make arrangements to reimburse you for the cost to store or move your belongings.

Once your unit has been renovated, the vast majority of residents will be returned to the same unit. There will be a small number of people asked to switch units based upon the need to provide accessible units and bring the community up to current accessibility standards. We will do our best to minimize the number of units that are changed. When the renovation is complete, everyone will be returned to a newly renovated unit. No one will be displaced from this community because of this project.

Enclosed please find the Relocation Plan. If you have any questions or concerns, please contact Betty Gutierrez at (305) 533-0023 for assistance. Thank you for your continuing participation and input during this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Alberto Milo, Jr.", written over a horizontal line.

Alberto Milo, Jr.
South Miami Plaza
Preservation, LLC

A handwritten signature in black ink, appearing to read "Gregg Fortner", written over a horizontal line.

Gregg Fortner, Executive Director
Miami-Dade Public Housing
and Community Development

General Summary of Proposed Improvements for South Miami Plaza

RELOCATION PLAN

South Miami Plaza Preservation

Location: 6701 SW 62 Avenue, South Miami, Florida

The South Miami Plaza Public Housing Project will undergo a major rehabilitation of the 97 existing public housing units for the elderly. The project is comprised of one residential building that is six stories high. The unit mix is made up of 1 bedroom / 1 bathroom units. The units will be renovated in multiple phases consisting of one floor per phase. Each phase is scheduled to start and finish in sequential order over 45 to 60 day periods, which may overlap. During each 45 to 60 day period the respective residents will be relocated temporarily to a comparable location.

1. Minimizing of Temporary Relocation and Relocation Schedule:

We will complete the rehabilitation on a floor by floor basis, re-locating residents to temporary housing while the rehabilitation of each unit occurs. During our meetings with the residents, many of you have expressed a desire to minimize the impact of relocation by asking if you can live with relatives or friends during the temporary relocation time period. We are committed to minimizing the impact of relocation and will offer this option to residents. If a resident prefers not to be temporarily relocated with relative or friends, residents will be either relocated to a comparable apartment unit or to a hotel, depending upon the availability of units. We will make those arrangements for you and help facilitate your move and your return home when the work is completed.

Below is our current estimated relocation schedule for this community:

Relocation Schedule (by Floor)

| | | |
|------------------|-----------------------------|-----------------------------|
| Phase 1 : | 6th Floor | 01/14/13 to 03/11/13 |
| Phase 2 : | 5th Floor | 03/11/13 to 05/07/13 |
| Phase 3 : | 4th Floor | 05/07/13 to 07/06/13 |
| Phase 4: | 3rd Floor | 07/06/13 to 09/03/13 |
| Phase 5: | 2nd Floor | 09/03/13 to 10/31/13 |
| Phase 6: | 1st Floor | 10/31/13 to 01/04/14 |

The vast majority of the residents will be returning to the same unit that he or she occupied prior to the temporary relocation. However, in very limited circumstances a unit number may change due to changes necessitated by compliance with accessibility requirements for persons with disabilities. All residents will have a unit to return to at the end of the temporary relocation period. It is the intent of this project that that no tenant will be permanently displaced from the property as a result of the renovation.

2. Consultation with Residents/Determination of Needs:

The Developer and PHCD have already had several meetings with residents in order to determine their needs during the temporary relocation period. Residents have been provided with a questionnaire to assist in identifying the special needs of each resident.

Each resident will get an individualized General Information Notice and Notice of Non-Displacement explaining the estimated time frame that temporary relocation will occur and confirming that the displacement is only temporary. No one will be displaced by this renovation project.

Meetings will continue to be held with the residents to ensure that the temporary relocation minimizes the disruption of the daily lives of the residents.

3. Relocation Options:

Residents will be temporarily relocated to the Best Miami Hotel located at 5959 S.W. 71 Street South Miami, FL 33143. No resident will be separated from a pet due to the temporary relocation. If you prefer, you may also choose to relocate with your family and/friends during this temporary period.

4. Commonly Asked Questions:

During the course of our resident meetings there are several questions that are of common concern to the residents. The answers to those questions appear below:

MOVING SCHEDULE

Q: When will I have to move to the temporary location?

A: Residents can expect to move to the temporary location in accordance with the schedule indicated in Item # 1-Minimizing Temporary Relocation and Relocation Schedule. If there are any changes to this schedule, residents will be notified of the revised date(s) for temporary relocation as soon as a new date can be confirmed.

RENT

Q: Do I have to pay rent at the temporary off-site relocation unit?

A: No you will not be required to pay rent at the temporary off-site relocation unit.

Q: Do I have to pay rent at my residence while I am residing at the temporary off-site relocation unit?

A: We have determined that because so many residents have their rent paid by direct deposit, that it is costly and burdensome to the residents to stop that process. Therefore, you will be reimbursed by the Developer for the total amount of rent charged to you during your stay at the temporary location.

Reimbursement will occur approximately within 21 days after the receipt of your claim for reimbursement.

UTILITIES

Q: Do I have to pay for my utilities at the temporary off-site relocation unit?

A: No, you will not be required to pay for utilities at the temporary off-site location.

Q: Do I have to pay for utilities at my residence while I am residing at the temporary off-site relocation unit?

A: You may request that your cable, phone or internet provider temporarily suspend your service while you are residing at the temporary off-site relocation unit. Any suspension or reconnection costs incurred will be reimbursed by the Developer.

PACKING and MOVING: (applicable to both moving to and from the temporary off-site relocation unit)

Q: Do I have to pack my own belongings?

A: Most residents prefer to pack their own belongings, but if you are unable to pack your own belongings and/or need assistance packing we will make assistance available to you. However, it should be noted that all valuables must be packed and unpacked by you, or your authorized representative.

Q: Do I have to move my own belongings?

A: We will be providing you with fully paid access to reputable and insured moving companies to assist you in moving your belongings to storage or to the temporary off-site location. If you choose to move yourself, you may make a claim to be reimbursed for the cost of those moving expenses based on amounts set forth in the Uniform Relocation Act.

STORAGE:

Q: Will storage units be provided if I choose not to move all of my belongings to the temporary off-site relocation unit?

A: Yes, we will pay to store your belongings and a licensed and insured moving company will store at their storage location. Stored items will not be accessible during the relocation period.

Q: Will packing supplies be provided for us to pack?

A: Yes, these will be supplied to you.

MEALS:

Q: Will there be a kitchen in my temporary unit?

A: There may be kitchens in some temporary units. All temporary units without kitchens will be equipped with a microwave and a small refrigerator. It is anticipated that meals will be served on site for those residents who have a meal plan or who do not have full kitchens. Meals will be served at designated times.

PETS:

Q: Will I be allowed to keep my pet with me?

A: Yes, if you currently have on your lease a pet registered with the County, you will be able to relocate with your pet.

ACTIVITIES & MAIL:

Q: Will I still be able to participate in activities at the community when I am in the temporary unit?

A: Yes, we will provide transportation to and from the temporary off-site relocation units and the community so that you are able to continue to participate in scheduled activities.

Q: Will there be Internet service in the temporary off-site unit?

A: Internet Service will be provided if it is available at the off-site location.

Q: How will I be able to get my mail?

A: Transportation will be provided to the community from the temporary relocations units not less than twice weekly to allow residents to pick up their mail.

SPECIAL NEEDS:

Q: What if I have special medical needs or concerns about being relocated to a temporary off-site relocation unit?

A: If you have special medical needs or concerns, please let us know what they are and we will do our best to accommodate those concerns.

Conclusion:

Our primary goal is to minimize the disruption to your daily lives. We are committed to working closely with each of you to ensure a smooth transition during the temporary relocation process. Please do not hesitate to contact Betty Gutierrez at (305) 533-0023 with your concerns and questions. We will respond promptly to all inquiries.